

Park, which includes McDonalds Restaurant, a bank building, a retail building, and a number of undeveloped parcels.

Within the municipal boundaries of the City of DeSoto, the land use is predominantly residential with the housing predominantly low-density, single-family development. The City of DeSoto has undeveloped land north of K-10 platted for single-family home developments. Multi-family residential development is still predominantly within the municipality. East of Sunflower, several single-family subdivisions have also been developed.

South of the K-10 Highway interchange, along Lexington Avenue adjacent to the northern boundary of the site, are several permitted mixed uses including multi-family residential, commercial properties, and the Countryside Elementary School. Hunt Midwest Rock Quarry, located adjacent to the eastern boundary of Sunflower, has a 10-year Conditional Use Permit. The land would be reclaimed for recreational/park use when the permit is terminated. Additionally, the Lexington Township Cemetery (three acres) is located just north of DeSoto Park (southwest boundary of Sunflower).

Recreational uses in the surrounding area include Johnson County's Kill Creek Park, an 830-acre tract of land bordering the eastern side of Sunflower that was purchased in 1988. Several other parks are located within the City of DeSoto and the surrounding area including:

- Miller Park, 11.6 acres, located within DeSoto;
- Sunflower Nature Park, 40 acres, located adjacent to the northern boundary of Sunflower;
- City of DeSoto Park, 50 acres, located at the southwest boundary Sunflower;
- Widow Big Knife Park, 25 acres, located three miles from DeSoto;
- Sunflower Park (sports complex), part of the Sunflower Nature Park acreage, four miles west of DeSoto along 103rd Street; and
- Wilderness Park, 68 acres, eight miles west of DeSoto.

c. Sunflower Zoning

Sunflower, as a Federal enclave, has not been subject to local or regional land use, zoning and permitting requirements. If the property is transferred out of Federal ownership, the Johnson County Planning Commission will have jurisdiction over any site development. Consequently, the Johnson County Board of County Commissioners adopted the *Conceptual Land Use Plan, Sunflower AAP*, as an amendment to the *Johnson County Rural Comprehensive Plan* (Resolution No. 079-98, July 23, 1998). This plan provides for coordinated development to determine the appropriate type and level of zoning and subdivision of the site. This avoids dispersed and uncoordinated division and zoning of any portions of Sunflower that are removed from government use or ownership.

d. Surrounding Area Zoning

Sunflower is located in unincorporated Johnson County, which has historically been predominantly agricultural land use. Increased development pressure has caused some dispersed patterns of development in rural areas. This fragmented and non-cohesive pattern of development within portions of unincorporated Johnson County in the vicinity of the facility can be attributed to improvements to the K-10 Highway and the existence of minimal zoning and subdivision restrictions.

The majority of the acreage surrounding the site is Zoning District RUR for Rural, Agricultural (Johnson County, 1998). Uses include farming, structures intended for farming, dairy, pasturage, some animal husbandry, beekeeping, horticulture, floriculture, viticulture, greenhouses and nurseries. Single family dwellings are on ten-acre minimum lots.

The apartment complex area along Lexington Avenue north of Sunflower, known as Clearview City, was annexed by DeSoto in 1998. It has been designated Zoning District PRU-4 for Planned Residential Urban Apartment District, apartment complexes, and other multi-family development, with a 3,575 square feet per dwelling unit minimum. Adjacent to the site, near this zoning district, are areas of mixed and permitted conditional uses (i.e. commercial), and areas designated for passive recreation.

The City of DeSoto Zoning Districts applied to the land use characteristics described below include:

- R-O–Low Density Residential;
- R-1, R-2–Low to Moderate-density Residential;
- R-3, M-P–Higher Density Residential;
- P-D–Mixed-use Development and Business Park Development–Planned development permitting retail-commercial, office-institutional, and light industrial uses;
- O-I–Public/Semi-public Uses;
- C-2–Retail-commercial;
- I-1–Light Industrial; and
- I-2–Heavy Industrial.

The predominant Zoning District for the City of DeSoto is R-O. These areas include several low-density, single-family developments and largely undeveloped the land north of K-10 platted for single-family home developments.

4. Community Services

a. Police Protection

Security at Sunflower is currently provided by Alliant Techsystems, a private contractor to the Federal Government. The property is a Federal enclave and as such, is outside the jurisdiction of county or state police agencies. Alliant Techsystems employs eight security officers, and the property is patrolled 24 hours a day, seven days a week.

Police protection for unincorporated portions of Johnson County is provided by the Johnson County Sheriff's Department. The department's station house is located near the New Century Airport off State Route 56, approximately 10 minutes from Sunflower. The department has approximately 385 sworn officers and is in the process of adding 20 new deputies to the force. The Sheriff's Department has mutual aid agreements with surrounding law enforcement agencies, including the Douglas County Sheriff's Department, the State Highway Patrol, and Olathe Police Department.

Police protection in Douglas County, in the vicinity of Sunflower, is provided by the Douglas County Sheriff's Department and the Eudora Police Department. The Sheriff's Department is stationed out of Lawrence and personnel consists of 40 sworn officers. The Sheriff's Department has mutual aid agreements with surrounding law enforcement agencies, including the Johnson County Sheriff's Department, the State Highway Patrol, and Eudora Police Department. The Eudora Police Department, located approximately five miles west of Sunflower, has a force of five full-time officers and four part-time officers. Department officials estimate a response time to Sunflower of approximately three minutes.

b. Fire Protection

Fire protection at Sunflower is currently provided by Alliant Techsystems. Alliant Techsystems employs a brigade of six fire fighters comprised of a fire chief, one captain, one crew chief and three drivers. The brigade is responsible for containment and stabilization of events involving hazardous materials, the

controlled burning of specified buildings, medical emergencies, and conventional fire fighting on the property. All the personnel have emergency medical technician (EMT) training and Level A Hazardous Materials Response training. Equipment includes: two 750 gpm pumpers, one 1,000 gpm pumper, one 1,200 gallon tanker, one rescue vehicle, and others. The fire brigade operates Monday through Friday, between the hours of 7:30 PM and 4:00 PM. At other times, fire protection is provided by Rural Fire District No. 3.

Rural Fire District No. 3, which surrounds Sunflower, operates from two station houses—one located at 99th and Kill Creek Road, the other at 127th and Gardner Road. Rural Fire District No. 3 has five paid, and 23 volunteer firefighters. Some of the personnel have received Operations Level Hazardous Materials training. The fire department has 13 vehicles, including two 1,000 gallons-per-minute (gpm) pumpers, tankers with 2,500 and 1,000 gallon capacity, and two emergency medical service (EMS) trucks. Department officials estimate a response time to Sunflower of approximately six minutes. Rural Fire District No. 3 is also the primary EMS provider for Sunflower and the surrounding area. Johnson County Medact also responds to medical emergencies and are the primary paramedics in this district.

c. Public Schools

Sunflower lies within the DeSoto School District No. 232, one of eight school districts that serve Johnson County. The school system operates one senior high school, two middle/Jr. high schools, and three elementary schools, and draws students from the town of DeSoto, the community of Clearview City, portions of the towns of Shawnee, and Olathe, as well as the rural areas surrounding Sunflower. The school system has a capacity of 2,990 students and a current enrollment of 2,366 students, and as such, is operating at 89.2 percent capacity (Exhibit III-23). Construction has begun for a new high school for the district and is scheduled for completion in the fall of 2000.

Approximately 5.5 square miles in northwestern Johnson County is served by the Eudora Unified School District 491. This school district is based in neighboring Douglas County, which lies directly west of Johnson County. The district operates one high school (Eudora High School), one middle school (Eudora Middle School), and two elementary schools (Eudora Nottingham and Eudora West). According to information provided in *Lawrence-Douglas County Horizon 2020*, issued in February 1993, the school system enrolled 892 students and capacity was 800 students (112 percent of capacity). As of September 22, 1998, the school system has a total capacity of 1,270 students, and an enrollment of 1,143 students (90 percent of capacity). This represents an student body increase of 28 percent over five years, or 5.6 percent per year. To relieve overcrowding, the school system will be taking bids in 1999 for construction of an additional four classrooms for Eudora West middle school, and school officials will request a bond issue for the next election to fund a new high school. Exhibit III-24 provides capacity and enrollment figures for Eudora Unified School District 491.

d. Recreational Facilities

In the early 1990's Johnson County created a comprehensive development plan for future county parks entitled *Design for the 90's*, which provided that there should be 28 acres of parkland per 1,000 county residents. Pursuant to *Design for the 90's*, the Johnson County Park and Recreation Department has acquired land to develop parks and open space for the county's population, and will continue to do so as needed to match the rapid population growth in the county. The Johnson County Park and Recreation

EXHIBIT III-23

SCHOOL CAPACITY AND ENROLLMENT, DESOTO UNIFIED SCHOOL DISTRICT NO. 232

DeSoto Unified School District No. 232				
School	Location	Grades	Capacity	Enrollment
DeSoto High School	DeSoto	9-12	750	726
Lexington Trails	DeSoto	5-8	340	246
Monticello Trails	Shawnee	5-8	500	357
Clearcreek	Shawnee	K-5	550	562
Woodsonia	Shawnee	PK-5	300	243
Starside	DeSoto	PK-5	550	532
Totals			2,990	2,666

Source: Barbara Greg, Clerk to the Board of Education, personal interview, 1998.

EXHIBIT III-24

SCHOOL CAPACITY AND ENROLLMENT, EUDORA UNIFIED SCHOOL DISTRICT NO. 491

Eudora Unified School District No. 491				
School	Location	Grades	Capacity	Enrollment
Eudora High School	Eudora	9-12	350	328
Eudora Middle School	Eudora	7-8	220	175
Eudora West	Eudora	4-6	300	267
Eudora Nottingham	Eudora	K-3	400	373
Totals			1,270	1,143

Source: Eva Deonier, Clerk to the Board of Education, personal interview, 1998.

Department operates and/or maintains numerous public open spaces within the county, totaling more than 5,000 acres. In 1995, six million visitors utilized the facilities, which include: non-motorized vehicle, pedestrian, and equestrian trails; lakes for boating and fishing; athletic fields; golf courses; children's play areas; and picnic areas. Additionally, eight stream corridors have been identified as potential streamway park development sites, which when completed, would provide a buffer of open land surrounding streams in the county. Mill Creek Streamway, the pilot project, is scheduled for completion in the near future, and the remaining seven streamway projects are expected to be complete in the next 20 to 30 years. One of these stream corridors, Kill Creek Park, is situated on the eastern border of Sunflower. Kill Creek Park is an 800-acre streamway park, which when complete, would feature a 30-acre lake with swimming, boating, and fishing facilities, a youth camp, trails, and a prairie restoration area.

The 60-acre Sunflower Nature Park is located along the northern border of Sunflower. This park, dedicated in 1984, provides trails through native prairie habitats with 17 stops, or stations, along the path where visitors can observe various native ecological communities and historical landmarks, such as wetland ecosystems and the remains of historic farm dwellings. Two athletic fields are located adjacent to the west end of the nature park.

e. Medical Services

Johnson County is served by nine hospital/medical centers. Olathe Medical Center, located approximately 10 miles east of Sunflower, has 287 staffed beds with a 60 percent occupancy rate, and 20 intensive care unit (ICU) beds with a 51 percent occupancy rate. Olathe Medical Center is a full service hospital and services include emergency room, cardiac and respiratory departments, and in/outpatient surgery.

Columbia Overland Park Regional Medical Center, located approximately 15 miles east in Overland Park, is a full service hospital with 287 staffed beds and 20 ICU beds. Occupancy rates are 44 percent and 58 percent, respectively. Services include emergency room, cardiac and respiratory departments, and in/outpatient surgery.

Other hospitals in the county include: Charter Behavioral Health System, in Overland Park; Meadowbrook Neurocare-KC, in Gardner; Shawnee Mission Medical Center, in Shawnee Mission; Children's Mercy South, in Overland Park; and Mid-America Rehabilitation Hospital, also in Overland Park.

5. Utility Services

a. Water Supply Systems

Over its active life, Sunflower has operated both surface and ground water treatment and distribution systems. A former surface water treatment plant is located outside the main plant complex adjacent to the main entrance. At one time, the design capacity (for water purification) of Sunflower was a reported 40 million gallons per day (mgd) with a reported allowance for expansion to 60 mgd. Inactive for many years, the facility has recently been operated under lease agreement by Sun Aquaculture for purposes of a fish farm, mostly Tilapia.

An extensive groundwater collection, treatment, transmission and distribution system serves Sunflower. Most of the 13 wells in the system are located off site on the north side of the Kansas River, across from the City of DeSoto, with the remainder located on the south side of the river. Design capacity is rated at a nominal 10 mgd for potable water. In addition to the above infrastructure, there are estimated to be over one million linear feet of water lines throughout Sunflower. There is an estimated storage capacity of nearly 15 million gallons on site in a combination of water tanks and reservoirs.

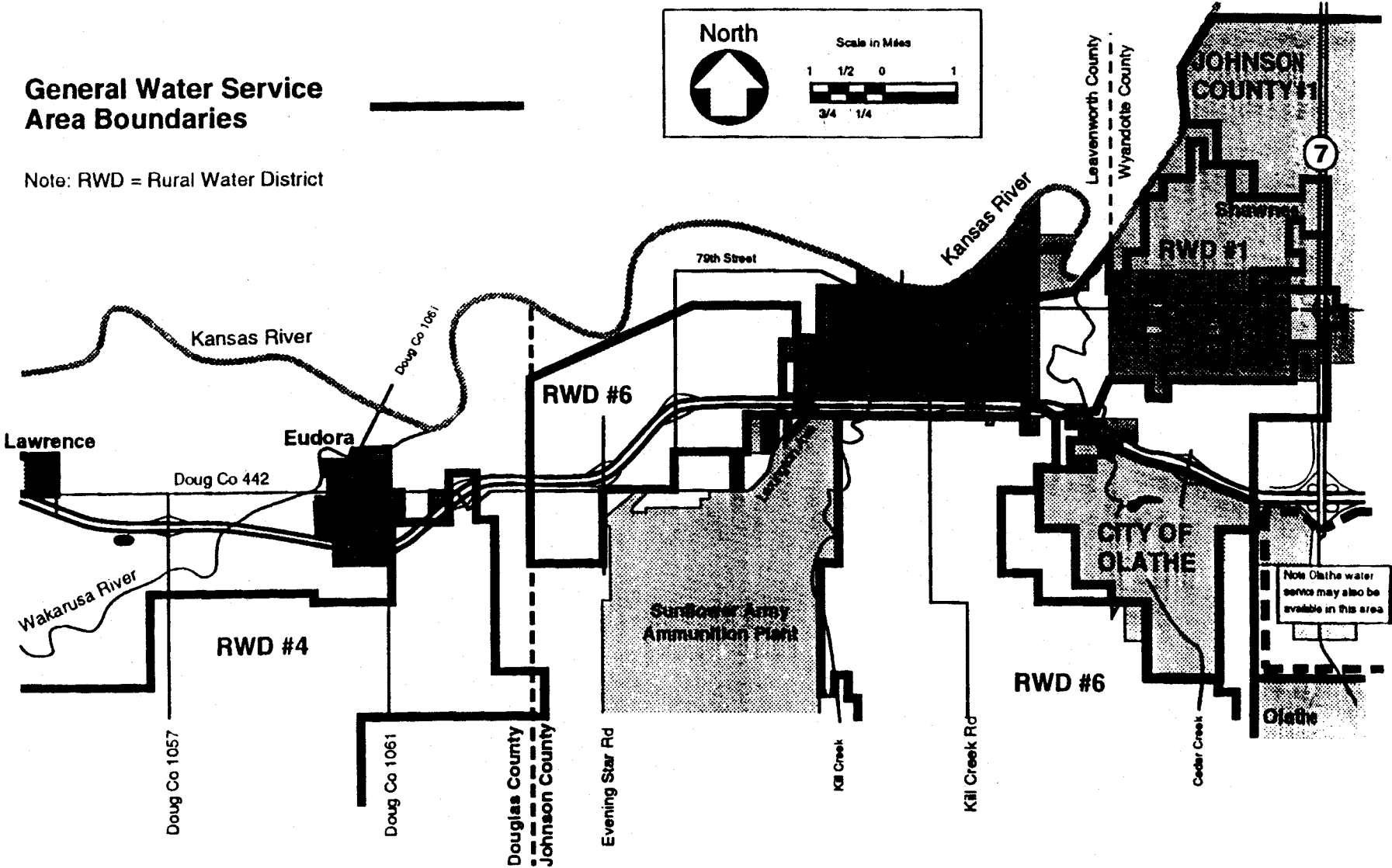
In addition to the Sunflower system, additional water systems exist in the vicinity of Sunflower, as shown on Exhibit III-25. Nearby service areas include the City of DeSoto and Rural Water Districts No. 4 and No. 6. Further away are the City of Olathe, Johnson County No. 1 and Rural Water District No. 1. Water service to Sunflower from any of these areas does not currently exist and, as a result, Sunflower provides water to the housing development (Clearview City) just north of the facility.

The City of DeSoto water supply system consists of five wells located along the Kansas River. Four of the five wells are operating and have a combined capacity of approximately 860,000 gallons per day. Total water allocation for these wells is 752 acre-feet per year. Of this amount, the city withdraws about 55 percent of its total allotment. The city's increase in annual withdrawal is about four percent per year. At this rate, the city has the capability to provide water for growth for about 12 years.

The City of DeSoto water treatment system has a nominal treatment capacity of 690,000 gallons per day, although it has operated at 850,000 gallons per day (for short periods) to meet the city's peak requirements. Total storage is about 830,000 gallons.

General Water Service
Area Boundaries

Note: RWD = Rural Water District



b. Water Rights

In the State of Kansas, the Kansas Department of Agriculture, Division of Water Resources, through the State Chief Engineer, is responsible for the overall administration of water rights. Sunflower has two major water rights; No. 37 for surface water from the Kansas River and No. 38 for groundwater from the Kansas River alluvium. These water rights were developed for federal defense purposes, and are in good standing at this time. They may, however, be considered abandoned under some future conditions. Water Right No. 37 (the surface water right) was issued a Certificate of Appropriation on March 30, 1944, with an authorized maximum annual quantity of 67,209 acre-feet per year. In 1992, Sunflower voluntarily reduced the quantity to 42,523 acre-feet per year. Water Right No. 38 (the groundwater right) was issued a Certificate of Appropriation on April 19, 1944 for a maximum annual quantity of 11,201 acre-feet of water per year. Based on data provided by Sunflower personnel on consumption during the perfection period (usually four to five days) for these two water rights, the Chief Engineer determined in 1996 that a total of 18,658 acre-feet and 9,035 acre-feet of water per year, for Water Rights No. 37 and No. 38, respectively, are reasonable estimates of the consumptive use of these rights.

It should also be noted that in order to change the place of use, type of use, or point of diversion, an application must be prepared and submitted to the Chief Engineer for approval. Under applicable regulations, the amount of consumptive use during the perfection period needs to be determined prior to processing an application to change the water use.

c. Wastewater Collection and Treatment

Wastewater treatment is available on-site from a facility capable of processing 500,000 gallons per day of domestic wastewater. An extensive collection and conveyance system also exists on site in the form of some 450,000 linear feet of underground sanitary sewer piping. According to a test report by BG Consultants, Inc., the sanitary sewer system on-site experiences large amounts of inflow and infiltration during rainfall events, largely from lines servicing abandoned or inactive buildings. This inflow and infiltration causes Sunflower to operate at capacity during certain rainfall events. The facility has historically had difficulties meeting discharge quality requirements, but a recent installation of an ultraviolet device has improved quality considerably.

The City of DeSoto operates a wastewater treatment facility north of the city. The facility capacity is about 400,000 gallons per day. Average flow is about 150,000 gallons per day. Effluent is discharged, after treatment to Kill Creek, a tributary of the Kansas River. It is likely that, when the city's discharge permit is up for renewal in 2001, the discharge point may be required to be moved to the Kansas River.

Flow to the treatment plant increases shortly after storm events and continues to be elevated, indicating that significant inflow and/or infiltration to the system are occurring. (In the 1993 flood, peak flow to the facility was 700,000 gallons per day). The city owns, operates, and maintains approximately 15 miles of sanitary sewer collectors and force mains, much of which was constructed in the 1940's.

The Johnson County Wastewater District is beginning to consider the need for a regional wastewater treatment facility. This facility would probably be located at the confluence of the Cedar Creek and the Kansas River. The County anticipates that it will serve both the Cedar and Kill Creek watersheds. A site will not be acquired before next year and there is no immediate plans for construction of a facility on that site.

d. Electric Supply

There are two major providers of electrical power service to the general area of Sunflower; Kansas City Power and Light (KCPL) and Kansas Power and Light (KPL). These two companies have recently reached an agreement, in principal, to merge. The bulk of Sunflower is within the KPL service area. The majority of the electric power service to Sunflower has historically been provided by KPL, with a small portion (the southern magazine area of Sunflower) being provided by KCPL.

Primary service is currently provided via three main transmission lines; two transmission lines which enter Sunflower from the west (a 115 KV line and a separate 33 KV line) and another 115KV line from the east. These lines provide primary power to Sunflower primary substation located centrally on the facility. Additional primary distribution also exists on-site, such as a primary-to-primary substation 50KV line from the main primary substation to another primary substation near the tank farm. A 50 KV line also extends from the tank farm substation to the northwest portion of Sunflower. All electrical facilities at the facility are the property of the U.S. government, with the exception of certain meters.

In addition to primary service, there is a substantial electrical distribution network on site. Negotiations are currently ongoing between Sunflower and KPL for the sale of the entire on-site electrical system to KPL. Two former power generating stations, both out of service, also exist on-site. There are no plans currently to restore these plants for power generation.

e. Natural Gas

The Williams Company owns and operates a large capacity natural gas transmission line (approximately 100 pounds per square inch (psi)) along the east side of the property boundary. Since deregulation, the contract for delivery of natural gas to Sunflower has been put out for bid annually. The current natural gas provider to Sunflower is Mountain Energy, Inc. There are currently some 14,600 linear feet of six-inch gas lines operating at 175 psi throughout the property with a capacity of about 100,000 cubic feet per hour.

f. Solid Waste Disposal

Solid waste from Sunflower is transported to Johnson County Landfill, Inc. by Deffenbaugh Disposal Service. The landfill, the only municipal solid waste landfill in the County, is located in unincorporated Johnson County near Shawnee Mission, and is owned and operated by Deffenbaugh. The landfill is located on an 800-acre parcel and receives 3,500 tons per day of municipal solid waste. The facility does accept a small amount, on a case-by-case basis (with approval from the Johnson County Environmental Department and KDHE) of special industrial waste. Currently, about 60 percent of all municipal solid waste in the Kansas City area is disposed of at this landfill. The site is currently being expanded in capacity by the addition of two new cells. The site is located about eight miles northeast of Sunflower and has a life expectancy of 25 years at the current rate of acceptance. In addition, the County has multiple State or County permitted, construction-demolition landfills.

Curbside recycling has been ongoing in Johnson County since 1989. Recyclable wastes are handled at the Deffenbaugh facility in Wyandotte County (north of Johnson County) at a rate of about 725 tons per month. Other landfills in the general area of Sunflower include Hamm Quarries just north of Lawrence, Kansas, and the Forest View Landfill in Kansas City, Kansas (eight miles northeast of the Shawnee landfill) operated by Waste Management, Inc.

g. Telephone Service

Telephone service to Sunflower is provided by Southwestern Bell as a part of service to the DeSoto Service Area. The United Telephone System service area is also adjacent to Sunflower's southeastern boundary. Mainline delivery capacity is substantial as is the on-site telephone infrastructure.

6. Transportation Systems

Existing transportation conditions of the potentially affected environments are presented in the following sections. These sections include air passenger service, rail and transit services, regional road network, local circulation system and site access, and accident data.

a. Air Passenger Service

Scheduled airline passenger service is provided to the Johnson County area by airlines operating at the Kansas City International Airport, located approximately 26 road-miles north of Johnson County. Johnson County owns and operates the Johnson County Executive Airport (located southeast of 151st Street and Pflumm Road) and the New Century AirCenter (located northwest of 175th Street and I-35). Both airports serve general aviation uses. There are seven other airports, mostly private turf airstrips, also located within Johnson County, which serve small, private aircraft.

b. Rail and Transit Service

There are three rail carriers providing service to Johnson County on four main rail lines. The Missouri & Pacific Railroad line crosses the southeast corner of Johnson County. The Missouri, Kansas and Texas Railroad and Burlington Northern Santa Fe Railroad share main railroad tracks that run generally north-south through the middle of the county. The Burlington Northern Santa Fe Railroad has two other main railroad tracks in the county. One line runs generally north-south a few miles west of I-35 and I-435, while the other line crosses the northwest corner of the county. The Burlington Northern Santa Fe line in the northwest corner of the county has a spur line that provides rail service to Sunflower.

Transit service for Johnson County is provided by Johnson County Transit. There is currently no transit service available to Sunflower or the City of DeSoto area. Johnson County now provides bus service to the City of DeSoto twice a week.

c. Regional Road Network

Two major interstate highways, I-35 and I-435, connect Johnson County to the regional highway system. I-35 cuts diagonally, northeast to southwest, across the County. I-435 is part of the ring road system for the Kansas City Metropolitan Area and cuts across the northeast corner of the County. Other major arterials serving the County include U.S. 69, U.S. 169, U.S. 56, K-7, and K-10. K-10 is the closest major State Highway to Sunflower, running east-west approximately one mile north of Sunflower. K-10 near Sunflower is currently a four-lane divided freeway. Access to the regional highway system from Sunflower is currently provided via three interchanges along K-10. These interchanges are located at Lexington Road, Edgerton Road, and Evening Star Road. Exhibit III-26 shows a street map of Johnson County near Sunflower.